



Notice of Public Hearing

Windham Planning Board

April 5, 2023 - 7:00 PM

Community Development Department

3 North Lowell Road Windham, NH 03087

To access via Zoom: <https://us02web.zoom.us/j/84209424955?pwd=MTR6TWhLSmEwTnVxQkRnRFd3L0tKZz09>

Meeting number/access code: 842 0942 4955 **Password:** 688721 **To join by phone:** +1-646-876-9923

Notice is hereby given that the Windham Planning Board will hold a public hearing at the Community Development Department. The following applications have been submitted for review. If each application is deemed complete, a public hearing will immediately follow.

Case 2023-03 – 14 Cobbetts Pond Rd – Parcel 21-D-150; Final Subdivision; Zone – Residential District A.

The applicant, Promised Land Survey LLC, and the Northridge church, are seeking a Final Minor Subdivision. The owners would like to Subdivide Lot 21-D-150 a 7.5 acres parcel, to create 2 new single-family residential lots. The remainder of the parent parcel will be left in its current use as the church. One lot has an existing three-bedroom dwelling on it. The second undeveloped lot will be suitable to construct a single-family home.

(21-D-150 is on the Historic Cultural Resource List (Site - Unknown)

Case 2023-04 – 47 North Lowell Rd – Parcel – 11-A-885; Final Major Site Plan and WWPDP Special Permit; Zone – Residential District B and WWPDP.

The applicant, Edward N Herbert Assoc. Inc., and Owner, Nesmith Meadows LLC., are seeking Major Final Site Plan Review and a WWPDP Special Permit to construct 25 duplexes (50 dwelling units in total) and a clubhouse. The proposal includes a private road that will connect to Cardinal Road for the purpose of fire safety and accessibility and other associated site improvements.

Case 2023-05 – 13-15 Rockingham Road (Parcels 13-A-9 and 13-A-10); Major Final Site Plan; Zone – Commercial District A and Rt. 28 Access Management Overlay District

Applicant, Nouria Energy Retail Inc, and Owner, Rockingham Road Realty Trust c/o Alain Sfier, seeks a Major Final Site Plan, to construct a new retail motor fuel outlet on Lot 10 including a 7,500 sf convenience store with a coffee shop drive-thru use, 57 striped parking spaces, a fuel dispensing area with 10 dispensers (20 fueling positions) and an overhead canopy. Improvements associated with the existing mixed-use commercial building on Lot 9 include a new parking layout and shared access driveway between Lots 9 & 10. The development also includes a merger of Lots 9 & 10 into one single lot. **(13-A-10 is on the Historic Cultural Resource List (Site - Unknown)**

Please note that previously noticed public hearings and/or other items that do not require a public hearing may be heard at the meeting. Please check the official agenda for the meeting at www.windhamnh.gov/AgendaCenter.

Copies of all Planning Board materials are available for review at the Windham Community Development Department during regular business hours and at www.WindhamNH.gov. See the "Planning Board" page; "Current Case Files". All members of the public are welcome to attend the public hearing in person, via Zoom, or watch live streaming on Windham Community Television, wctv21.com, or Comcast Channel 20.2.